



## **Welcome to Wheaton Revitalization News!**

**Wheaton Revitalization News** is an email distribution list that will provide frequent updates to the surrounding community on the Wheaton Revitalization project. The purpose of this distribution list is to provide you with project updates and construction activities. For additional information on the Wheaton Revitalization Project please visit <http://www.wheatonproject.com>.

Weekly Look Ahead – October 8 to October 12, 2019

### **UPDATE!!**

#### **REEDIE DRIVE TO TEMPORAIRLY BECOME ONE-WAY WESTBOUND**

**(From Georgia Avenue westbound to Grandview Avenue)**

**BEGINNING ON OR ABOUT OCTOBER 14, 2019**

Reedie Drive will temporarily become one-way westbound traffic on or about October 14, 2019. Reedie Drive will be one-way westbound between Georgia Avenue and Grandview Avenue.

The one-way westbound configuration will remain in effect for 12-weeks.

This temporary approved Traffic Control Plan (TCP), is necessary to install multiple storm drain lines across Reedie Drive from the new Office Building to the Town Square. Additionally, this temporary traffic configuration will allow for the lateral connection of new fiber optic lines currently in Reedie Drive to connect to the new Wheaton Office building. Finally, this temporary traffic configuration will facilitate new permanent construction (curb & gutter) along the north side of Reedie Drive.

#### **TRIANGLE LANE WILL REMAIN OPEN TO TRAFFIC AT ALL TIMES**

To assist during the detour, two (2) Electronic Variable Message Boards (VMB) will be situated along Grandview Avenue alerting motorists that Triangle Lane is open to traffic and assessable via the detour route. The variable messages can be updated or revised as conditions warrant. Updated Bulletins will be hand-delivered to businesses along Triangle Lane.

**Project Status:**

The project remains on-schedule for a May 31, 2020 substantial completion and is currently 76-percent complete.

Interior work including: mechanical, electrical, ducts, sprinkler, plumbing, and interior wall framing underway through the 14<sup>th</sup> floor. The exterior sheathing installation continues through the 14<sup>th</sup> floor. Window installation continues through the 13<sup>th</sup> floor. The glass curtain wall is installed along the front of the building facing Reddie Drive. Storefront glass is installed along Triangle Lane where the new retail businesses will locate.

Building occupation and tenant move-in is scheduled during summer 2020.

**Garage**

Electrical, mechanical, and sprinkler installation nearly complete.

Painting is underway. Construction of the garage is 90-percent complete.

**Office Building****First Floor**

Concrete complete.

Rough-in of mechanical, electrical, and piping underway.

Duct installation ongoing.

Sprinkler installation underway

Stairs erected.

Interior walls are being framed.

Storefront glass installed along Triangle Lane at the retail spaces.

Glass curtain wall Glass-front installed at Reddie Drive.

Curtain wall installed at the front of the building facing Reddie Drive.

Drywall installation underway

**Second Floor (Hearing Room)**

Concrete complete.

Rough-in of mechanical, electrical, and piping underway.

Duct installation ongoing.

Sprinkler installation underway

A mock-up of the 2<sup>nd</sup> floor bathroom continues to come-together but not yet complete.

Interior walls framing complete.

Wall close-ins underway way.

Stairs erected.

Glass front installed along Reddie Drive

Curtain wall framing installation underway.

Drywall installation underway

**Third Floor**

Concrete complete.

Rough-in of mechanical, electrical, and piping underway.

Duct installation underway.

Interior wall framing complete.

Sprinkler installation underway

Exterior sheathing installation complete.  
Waterproofing (blue skin) installation complete  
Air barrier complete  
Window installation complete  
Stairs erected.  
Drywall installation commencing

#### **Fourth Floor**

Concrete complete.  
Rough-in of mechanical, electrical, and piping underway  
Sprinkler installation underway  
Wall framing complete  
Sprinkler installation underway  
Exterior sheathing installation complete.  
Waterproofing (blue skin) installation complete  
Air barrier complete  
Window installation complete  
Stairs erected.

#### **Fifth Floor**

Concrete complete.  
Rough-in of Mechanical, electrical, and piping.  
Sprinkler installation underway  
Wall framing complete  
Exterior sheathing installation complete.  
Waterproofing (blue skin) installation complete  
Air barrier complete  
Window installation complete

#### **Sixth Floor**

Concrete complete.  
Rough-in of mechanical, electrical, and piping.  
Wall framing complete  
Sprinkler installation underway  
Sprinkler installation underway  
Exterior sheathing installation complete.  
Waterproofing (blue skin) installation complete  
Air barrier complete  
Window installation complete

#### **Seventh Floor**

Concrete complete.  
Interior wall framing underway  
Exterior sheathing installation complete  
Interior wall framing underway  
Rough-in of mechanical, electrical, piping  
Sprinkler installation underway  
Exterior sheathing installation complete.

Waterproofing (blue skin) installation complete  
Air barrier complete  
Window installation complete

### **Eighth Floor**

Concrete complete  
Core framing underway  
Sprinkler installation underway  
Mechanical, electrical, and duct installations started  
Interior wall framing underway  
Exterior sheathing installation complete.  
Waterproofing (blue skin) installation complete  
Air barrier complete  
Window installation complete

### **Ninth Floor**

Concrete complete.  
Wall framing underway  
Duct installation underway  
Rough-in mechanical, electrical, piping  
Sprinkler installation underway  
Exterior sheathing installation complete.  
Interior wall framing underway  
Waterproofing (blue skin) installation complete  
Air barrier complete  
Window installation complete

### **Tenth Floor**

Concrete complete.  
Duct work underway  
Main plumbing underway  
Main electrical underway  
Sprinkler installation underway  
Exterior sheathing installation complete.  
Waterproofing (blue skin) installation complete  
Air barrier complete  
Interior wall framing underway  
Window installation complete

### **Eleventh Floor**

Concrete complete.  
Main electrical underway  
Duct installation underway  
Main plumbing underway  
Sprinkler installation started  
Exterior sheathing installation complete.

Waterproofing (blue skin) installation complete  
Air barrier complete  
Interior wall framing underway

### **Twelfth Floor**

Concrete complete.  
Main plumbing underway  
Installation of exterior sheathing underway  
Sprinkler installation underway  
Exterior sheathing installation underway  
Waterproofing (blue skin) installation underway  
Air barrier underway  
Interior wall framing underway

### **Thirteenth Floor**

Concrete complete.  
Installation of sheathing underway  
Main plumbing underway  
Electrical rough-in underway  
Piping rough-in underway  
Exterior sheathing installed  
Waterproofing and air barrier

### **Fourteenth Floor**

Concrete complete.  
Main plumbing rough-in  
Electrical rough-in  
Framing for exterior sheathing underway

### **Penthouse**

Concrete complete  
Piping and other mechanical system equipment delivered to Penthouse awaiting installation  
Assembly of major mechanical equipment and associated piping underway

October 8, 2019



Mechanical Equipment and Piping underway



Main Lobby  
Glass Installation  
Sept 2019



## Town Plaza

The Town Plaza will include an amphitheater, stage, lighting, art work, Wi-Fi, bio-retention areas, landscaping, and elevated walkways to Georgia Ave (to the south) and to the WAMTA tower connecting to the WMATA parking garage located on Viers Mill Road.

The contractor is forming and placing foundation and wall elements for the stage, bio-retention areas, and the elevated walkways. This work will continue over the next 2-3 months.

## Project Milestone Schedule

Activity	Completion Date
Demolition of RSC Bld.	Complete
Building tie-down anchors	Complete
Geothermal Piping	Complete
Foundation Construction	Complete
Building Reaches Street Level	Complete
Utility Installation	Complete
Town Square	Spring 2020
Building top-out	<b>Complete</b>
Building Close-in	October 2019
Interior build-out	Spring 2020
Substantial Completion	May 30, 2020
Move-in (occupancy)	Summer 2020

## Upcoming and Ongoing Activities

- ✓ **Reedie Drive to become one-way westbound on or about 10/14**
- ✓ Bio-retention areas under construction along Triangle Lane
- ✓ Elevator equipment hoisted onto the rooftop
- ✓ Mechanical equipment and associated piping underway
- ✓ Generators hoisted onto the rooftop
- ✓ Plumbing, electrical, and mechanical installations continues on floors through 12<sup>th</sup> floor
- ✓ Interior wall framing on floors complete through 6<sup>th</sup> floor and continuing through 9<sup>th</sup> floor
- ✓ Exterior sheathing installation complete through the 13<sup>th</sup> floor and climbing
- ✓ Application of blue-skin waterproofing complete through the 13<sup>th</sup> floor and climbing
- ✓ Application of Air Barrier through 14<sup>th</sup> Floor
- ✓ Offsite material fabrications underway
  - Stone
  - Misc metals
  - Windows
  - Building skin
  - Chillers HVAC
  - Interior lights
- ✓ Town Plaza (South of Reedie Drive)
  - Rough grading complete
  - Installation of storm drain lines continue
  - Drilling of micro-piles complete

- Placement of concrete foundations for elevated walkways underway
- Placement of concrete foundations for bio-retention areas underway
- Placement of concrete foundations for stage underway

### **Follow Project Progress via the Project Camera**

A camera has been installed to view construction on the site. The camera can be accessed by clicking the following link:

<https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fapp.oxblue.com%2Fopen%2Fclark%2Fconstruction%2FWheatonPublic&data=01%7C01%7CKeith.Compton%40montgomerycountymd.gov%7C830c4a63c9e34404c3ac08d501d8fad1%7C6e01b1f9b1e54073ac97778069a0ad64%7C1&sdata=nhBRXjh%2FEsi9abqWUtnqebo%2BWFQNa5eYTm4JQZIFIRg%3D&reserved=0>